

# Flathead County

## Planning & Zoning

40 11<sup>th</sup> Street West, Suite 220 Kalispell, MT 59901  
Telephone 406.751.8200 Fax 406.751.8210

### CONDITIONAL USE PERMIT APPLICATION<sup>1</sup>

*Submit this application, all required information, and appropriate fee (see current fee schedule)  
to the Planning & Zoning office at the address listed above.*

FEE ATTACHED \$ \_\_\_\_\_

**PROPOSED USE** (as described in the Flathead County Zoning Regulations):

13. Mini-storage, RV storage

#### **OWNER(S) OF RECORD:**

Name: DONALD SCOTT DAVIS Phone: 406-212-8439

Mailing Address: 448 5TH. AVENUE WEST

City, State, Zip Code: KALISPELL, MONTANA 59901

Email: MAXWELLSNORTSNORT@LIVE.COM

#### **PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:**

Name: SANE AS ABOVE Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

Email: \_\_\_\_\_

#### **LEGAL DESCRIPTION OF PROPERTY** (Refer to Property Records):

Street  
Address: DAVIS COURT S04 T 28 NORTH R 21 WEST

Subdivision  
Name: \_\_\_\_\_ Tract \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_  
No(s). 4-BAA, 4-4E No(s). \_\_\_\_\_ No. \_\_\_\_\_

1. **Zoning District and Zoning Classification in which use is proposed** (EXAMPLE: *Bigfork Zoning District,*

*SAG-5 zoning classification*):

WILLOW GLEN ZONING DISTRICT

R-5 TWO-FAMILY RESIDENTIAL

2. **Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. IF CRITERIA ARE NOT APPLICABLE, PLEASE EXPLAIN WHY. Attach drawings, additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The more information you can provide, the easier it is for staff to review the application. Please discuss:**

FCPZ  
760.00  
GIS 75.00

**A. Site Suitability.**

The site is suitable for the use. This includes:

- (1) adequate usable space

The subject property (Tract 2 of Certificate of Survey No. 21478) contains 1.47+/- acres. The majority of the tract has been removed from the regulatory floodplain with a FEMA LOMR-F. There is ample usable space available on the site.

- (2) adequate access

The subject property is accessed via South Cedar Drive and Davis Court. There is adequate access.

- (3) absence of environmental constraints

As previously mentioned the regulatory floodplain has been modified on the site. A 404 permit from the USACE has been issued. No use of the property within 20-feet of the stream so a 310 permit is not required.

**B. Appropriateness of Design.**

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- (1) parking scheme

see attached plan

- (2) traffic circulation

see attached plan

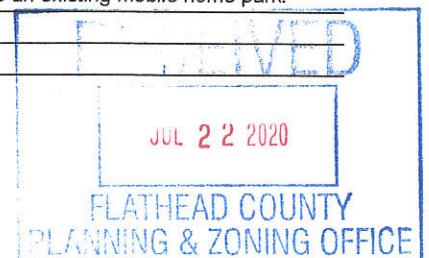
- (3) open space

The eastern 1/3 of the property is wetland/floodplain and serves as open space.

- (4) fencing, screening

Privacy fencing is already installed along the portion of the property adjacent to residential use on the South. Vegetation screening is present along the North boundary adjacent to an existing mobile home park.

On Back  
Site plan



(5) landscaping

No additional landscaping is proposed. The natural state of the Eastern 1/3 of the property is such that additional landscaping is not warranted.

(6) signage

No signage is present or proposed.

(7) lighting

The nature of the proposed use does not require additional lighting. No lighting is proposed.

**C. Availability of Public Services and Facilities**

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

(1) sewer

County (Evergreen) sewer is present and available on the site.

(2) water

County (Evergreen) water is present and available on the site.

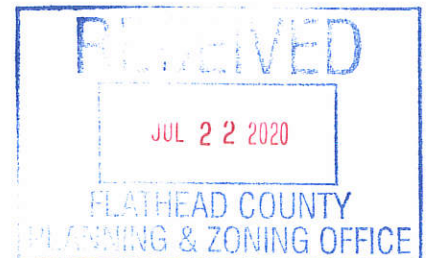
(3) storm water drainage

The eastern 1/3 of the property is wetland/floodplain and is 10+/- feet lower than the useable portion of the site. All storm drainage is adequately absorbed by this area.

(4) fire protection

The site is served by the Evergreen Fire Department. Fire hydrants are adjacent to the site.

(5) police protection



The site is served by the Flathead County Sheriffs Office. Previous experience has shown that police response times to the site are reasonable and adequate.

(6) streets

The subject property is accessed via South Cedar Drive and Davis Court. There is adequate access.

No additional streets are proposed.

**D. Immediate Neighborhood Impact**

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

(1) excessive traffic generation

No increase to the traffic in the neighborhood is proposed. The site has been used in the way that is proposed for many years. No change in use is proposed. The applicant is merely attempting to bring the existing use into zoning compliance.

(2) noise or vibration

The proposed use will not create either noise or vibration.

(3) dust, glare or heat

The proposed use will not increase the level of dust, glare, or heat on the site.

(4) smoke, fumes, gas, or odors

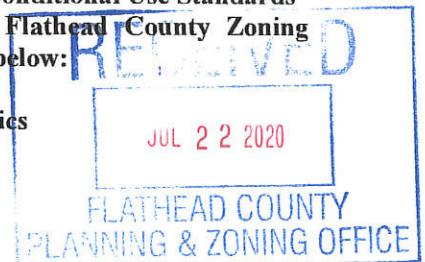
The proposed use will not create smoke, fumes, gas, or odors in the neighborhood of the site.

(5) inappropriate hours of operation

Standard hours of operation will be limited to 7am-8pm. Occasional and infrequent parking of trolleys may occur outside the standard hours.

3. The following proposed uses shall meet additional requirements, known as "Conditional Use Standards" and "Performance Standards" as outlined in Chapters 4 and 5 of the Flathead County Zoning Regulations. Please address the specific criteria if the proposed a use is listed below:

**4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics**



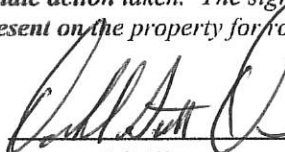
- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses
- 5.06 Home Occupation
- 5.11 Short Term Rental Housing

### INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:

1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures shown, and distances from each other and from the property line. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. A separate fee made out to 'GIS' for the 'Adjoining Property Owners List'. The list will be sent directly to the Planning & Zoning office and is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.
  - *(The buffer should be 150 ft. for all areas with the following exceptions: Administrative Conditional Use Permits, standard Conditional Use Permits, and Planned Unit Development (PUD) applications within the Lakeside Zoning District require a 300 ft. buffer.)*

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*I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.*

  
 \_\_\_\_\_  
 Owner(s) Signature (all owners must sign)

07-22-2020  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Applicant Signature (if different than above)

\_\_\_\_\_  
 Date